
S-3068
52 SOUTH INDUSTRIAL SUBDIVISION, PHASE 2
Fourth Primary Approval Extension Request

STAFF REPORT
March 1, 2012

S-3068

52 SOUTH INDUSTRIAL SUBDIVISION, PHASE 2
Fourth Primary Approval Extension Request

Staff Report
March 1, 2012

REQUEST MADE, PROPOSED USE, LOCATION:

The developer, Superior Structures, Inc. (by Richard L. Johnson, President), is requesting a fourth 2-year extension of the original five year conditional primary approval granted July 18, 2001. Unless extended again, the approval will expire on July 18, 2012. The preliminary plat covers an 11-lot industrial subdivision on 29.02 acres that is located at the northeast corner of CR 400 S and US 52, in Wea 12(SE)22-4.

STAFF COMMENTS:

This industrial subdivision has made progress since its approval in 2001. Construction plans for the entire 29.02 acres (Phase 2) were approved in December 2002. Four lots and the one new street have been platted (on four final plats – the most recent being in last November 2009).

STAFF RECOMMENDATION:

Approval, contingent on any applicable conditions of the original primary approval.

(The following are the original conditions for primary approval for S-3068.)

1. The detailed plans and driveway permit for the US 52 entrances shall be approved by the Indiana Department of Transportation.
2. The Lafayette City Engineer shall approve the sanitary sewer plans.
3. The fire hydrants shall be approved by the Wea Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the Lafayette City Engineer in cooperation with the Fire Department.
4. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be approved by the Tippecanoe County Soil and Water Conservation District and meeting the requirements of the County Drainage Board as required by Tippecanoe County Ordinance #93-18-CM.
5. The County Drainage Board shall approve the drainage plans.

6. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

7. Except for the approved entrances, "No Vehicular Access" statements shall be platted along the US 52 and CR 400 S right-of-way line.
8. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
9. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
10. Dale Drive shall replace the street name Superior Drive.
11. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

12. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.